

## \$289,500 - 11525 96 Street, Edmonton

---

MLS® #E4440908

### \$289,500

4 Bedroom, 2.50 Bathroom, 886 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Bungalow with lower finished basement, best Street in Alberta Avenue, one way Elm covered St with a new bike lane all the way to downtown, 3 bedrooms upstairs, with a finished basement, some renos are just being completed, Garage is basically a tear down and has no value....but could be used for storage.

Built in 1924

### Essential Information

MLS® #	E4440908
Price	\$289,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	886
Acres	0.00
Year Built	1924
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	11525 96 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3Y4

### **Amenities**

Amenities	On Street Parking
Parking	See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	40
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 16th, 2025 at 5:32pm MDT